

Ledbury Estate Residents Project Group Meeting

Tuesday 2nd February 2021 by Zoom

DRAFT MINUTES

Present	Present
Danielle Gregory	Abigail Buckingham (LBS, Design & Delivery Manager)
Patrick Goode	Ferenc Moreth (LBS, Head of Investment)
Shelene Byer	Lorraine Roach (LBS, Development Manager)
Susan Slaughter	Mike Tyrrell (LBS, Director of Ledbury Team)
Thomas Ennis	Olive Green (LBS, Resident Services Manager)
	Paul Thomas (LBS, Contract Manager)
Neal Purvis (Open Communities)	Sharon Shadbolt (LBS, Contract Manager)
Ian Simpson (Open Communities)	Charles Hingston (Calford Seaden, Partner)

1. Welcome and Apologies

- 1.1. Neal took the Chair and welcomed everyone to the meeting.
- 1.2. Apologies were received from Jeanette Mason and Toby Bull.

2. Minutes of the Residents Project Team meeting of 5 January

- 2.1. The meeting accepted the minutes of 5th January as accurate.

3. Ballot on Towers Options

- 3.1. The Council's Cabinet approved all the recommendations in the report this morning.
- 3.2. Shelene, who made a presentation to the Cabinet, said councillors had asked question relating to the resident engagement leading up to the report.
- 3.3. Mike said some of the councillors were relatively new members of the Cabinet, but they all seemed to understand both the cost and the benefits of the proposal. He added Cllrs Cryan, Pollock and Williams had stressed the importance of keeping pledges made to residents.
- 3.4. The Offer Document is being produced as a booklet which will be delivered to residents later this month. The ballot papers will go to residents in March.
- 3.5. Residents will know the result of the ballot in April. The Cabinet will not be able to ratify it until July, due to the purdah caused by the Greater London Authority elections.

4. Residents Project Group meeting 26 January

- 4.1. The minutes of the 26 January meeting were accepted as accurate, although the numbering of the paragraphs needs to be reset.

- 4.2. Neal said eleven architects have expressed interest. Lorraine felt that each Architect interview should be around 45 minutes long, and that they could be held in either the daytime or the evening. Procurement can be a time-consuming process, but short-listing can reduce the interviews. She suggested this could be discussed at the meeting following the Calford Seaden interview on 10 February.
- 4.3. Patrick asked if residents should be influencing the design of the private homes. Lorraine said it would be possible to have different features for homes in different tenures, and Danielle suggested Sylvan Close is a good example of homes with different design features.
- 4.4. Patrick drew the meeting's attention to today's *Guardian* report on the inequality between homes in different tenures on the Nine Elms development, available online at www.theguardian.com/artanddesign/2021/feb/02/penthouses-poor-doors-nine-elms-battersea-london-luxury-housing-development
- 4.5. The Matters Arising from the meeting are:
 - 4.5.1. Send draft Project Brief to Neal for distribution to the RPG (**ACTION: Lorraine**).
 - 4.5.2. Agree architect interview dates, probably last week in March (**ACTION: Lorraine**).
 - 4.5.3. Circulate updated design spreadsheet (**ACTION: Lorraine**).
 - 4.5.4. Consider Hunters' feedback on technical adviser brief (**AGENDA: March meeting**).
- 4.6. The Group agreed to hold the Calford Seaden interview on **6.00 pm on Wednesday 10 February**. Charles explained his own expertise is with existing buildings rather than new build, but colleagues who work as employers' agents do have the necessary experience of new build projects.

5. Southwark update

- 5.1. The Engagement Plan now includes the offer document and another round of phone calls.
- 5.2. Mike said there has been no change in voids and no households were rehoused in January.
- 5.3. There were 7 leaks in January. Paul said six of the leaks were not related to his team's work, and the seventh is still being investigated. Susan said leak had affected her own flat, and that she has not heard from Engie as expected. **ACTION: Ask Engie to call Sue (Paul)**. **ACTION: Send details of the leaks to Neal for circulation to the Group (Mike)**.
- 5.4. Patrick pointed out leases can be amended to give Council staff easier access to leaks. Abigail said this would be a long process as all leases in Southwark would need to be changed. **ACTION: Circulate the relevant clauses in the tenancy agreement and lease (Neal)**. **ACTION: Invite Marc Cook, Leaks Above team manager, to the March meeting (Olive)**.
- 5.5. Paul said some of his team had to quarantine after Christmas, but are currently working on a flat per day. Covid has also had an impact on Gerda, delaying the door insulation. He hopes the leak prevention and the door works will be completed by the end of March.

6. Residents' Issues

- 6.1. Susan's intercom is not working. Olive said the contractor is waiting for parts.

7. Matters rising

7.1. All the December actions points have been completed except:

7.2. *Procurement panel* (paragraph 6.8) – Lorraine thinks interviews should have 3-4 residents. Thomas will join the panel. **ACTION: continue looking for resident members (Neal).**

7.3. *Design brief* (paragraph 11.1) – **ACTION: when the next draft is circulated, concentrate on specific questions to save time, e.g. which existing features can be improved (Neal).**

8. Any Other Business

8.1. Patrick asked if a sinking fund can be introduced for homeowners. Mike said the Council is currently discussing the issue. **ACTION: check latest situation and report back (Mike).**

8.2. Abigail said more secure property information boxes should be installed in the Ledbury Towers. Mike asked whether this was necessary with the waking watch and the Ledbury team in place. **ACTION: send Mike the specification for comments (Abigail).**

8.3. Abigail announced that the New Homes Team has taken over the planning and delivering the proposals at Ledbury, so she will only attend RPG meetings if a specific issue requires it after March. The meeting thanked her for her “brilliant” support and work.

9. Next meeting

9.1. The next meeting will be held by Zoom at 6.00 p.m. on Tuesday 2 March.

9.2. The Calford Seaden interview will be at 6.00 p.m. on Wednesday 10 February.

The meeting ended at 7.22 p.m.